



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** April 10, 2013  
**AGENDA DATE:** April 17, 2013  
**PROJECT ADDRESS:** 2020 Alameda Padre Serra (MST2013-00035)  
**TO:** Susan Reardon, Senior Planner, Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Danny Kato, Senior Planner *DK*  
 Susan Gantz, Planning Technician II *SG*

### I. PROJECT DESCRIPTION

Proposal for minor rooftop alterations at the southeast corner of Ebbetts Hall, within the Riviera Campus. The proposal includes a 20" increase in height to an existing 22" parapet wall, and a 28" increase in height to an existing adjacent 14" parapet wall. The finish height of these parapet walls, which surround two existing rooftop decks, will be 42".

The discretionary application required for this project is a Modification to allow alterations to the existing structure within the required 35'-front setback (SBMC § 28.15.060 & SBMC § 28.92.110).

Date Application Accepted: February 22, 2013      Date Action Required: May 22, 2013

### II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project as proposed.

### III. SITE INFORMATION AND PROJECT STATISTICS

#### A. SITE INFORMATION

Applicant:	Edwards-Pitman	Property Owner:	Michael Towbes, LLC
Parcel Number:	019-163-004	Lot Area:	375,923 sf/8.63 acres
General Plan:	Office Low Impact R&D	Zoning:	SP-7
Existing Use:	Office	Topography:	12% avg. slope

#### Adjacent Land Uses:

North - Residential (2-story)	East - Commercial Hotel (3-story)
South - Park and Residential (1 & 2-story)	West - Residential (2-story)

#### IV. DISCUSSION

This 8.63 acre site is currently developed with the Riviera Campus, an office and movie theatre complex comprising 69,179 square feet in seven buildings. The project location is at an existing bi-level rooftop deck at the southeast corner of Ebbetts Hall, the southwestern-most building on the parcel.

In the process of leasing this office suite, concerns were raised by the new tenant regarding the safety of the existing rooftop parapet height and its non-compliance with current Building Code standards. In order to protect the tenant and limit the liability of the property owner, the proposed project would raise the parapets to 3'-6", which would require raising the north parapet by 2'-4" and raising the adjacent south parapet by 1'-8". The work will entail only raising the parapet height, and no other improvements are proposed.

A zoning modification is requested to allow this work to be done within the existing 35 foot front setback. The entire north parapet (approximately 14 linear feet) is within the setback, and 49 of the proposed 67 linear feet of the south parapet is within the setback, and varies in distance from 17' to 35' from the front property line.

The project was reviewed on the Historic Landmarks Commission (HLC) Consent agenda on February 13, 2013, and received positive comments. The HLC believed that the zoning modification request is supportable because the proposal would improve the existing condition of the building by making the building more usable and flexible, and the insignificant increase in parapet height will have minimal visual impact, and will not be noticed. No public comments were received.

It was determined by the City's Urban Historian that the proposed project would not pose an adverse impact to this designated City Landmark.

#### V. FINDINGS AND CONDITIONS

The Staff Hearing Officer finds that the Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed alterations are appropriate because they will result in minor changes to existing parapet walls to address safety and Building Code concerns, will not constitute an adverse impact to the historic resource, and are not anticipated to have an adverse impact on the adjacent neighbor or Alvarado Place.

#### Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter dated February 21, 2013

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C. Historic Landmarks Commission Minutes dated February 13, 2013

Contact/Case Planner: Susan Gantz, Planning Technician II  
(SGantz@SantaBarbaraCA.gov)  
630 Garden Street, Santa Barbara, CA 93101  
Phone: (805) 564-5470 x3311

February 21, 2013

Staff Hearing Officer  
City of Santa Barbara  
Post Office Box 1990  
Santa Barbara CA 93102-1990

RECEIVED  
FEB 22 2013  
CITY OF SANTA BARBARA  
PLANNING DIVISION

Re: Modification Request for 2020 Alameda Padre Serra,  
APN 019-163-004, R2/C-X + Proposed Specific Plan #7,  
Riviera Park Research and Communications Center

Dear Staff Hearing Officer:

Riviera Park Research and Communications Center consists of seven (7) buildings on 8.63 acres in a campus setting. The site is bounded by Alameda Padre Serra and Lasuen Road to the south, Alvarado Place to the east and Mission Ridge Road to the north. Ebbetts Hall is on the east side of the site on Alvarado Place across the street from the new El Encanto Hotel. Currently there is an existing bi-level roof top deck on the southeast corner of Ebbetts Hall and is accessible from Suite 125/126 on the first floor.

In the process of leasing this space, concerns were raised regarding the existing parapet height not being to Code. In the interest of protecting the tenant and limiting the liability of the owner, we are proposing to raise the parapets to 3'-6". This would require adding 28" to the north roof deck parapet and 20" to the adjacent south deck parapet.

The modification requested is to allow this work to be done in the existing 35' set-back. The entire north deck parapet is within the set-back, 25' back from the property line. On the south roof deck, 49' of the proposed 67' of parapet is within the set-back and varies 17' to 35' from the property line. The roof decks are existing and we are requesting to raise the existing parapets only.

The benefit of raising the parapets is twofold; (1) it provides a secure and safe space for the tenant by raising the parapet to a Code-required height; (2) it limits the owner's liability by providing a safe environment for the tenant.

Yours very truly,



Richard Redmond  
Owner

**EXHIBIT B**



# City of Santa Barbara

## Planning Division

### HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, February 13, 2013      David Gebhard Public Meeting Room: 630 Garden Street      11:00 A.M.

#### CONSENT CALENDAR

#### NEW ITEM

- A.      **2020 ALAMEDA PADRE SERRA STE 125**      **SP-7 Zone**  
Assessor's Parcel Number: 019-163-004  
Application Number: MST2013-00035  
Owner: Michael Towbes, LLC  
Architect: Richard Redmond

(Proposal to increase the height of an existing parapet wall by 20 inches and an adjacent lower parapet wall by 28" at the southeast corner of Ebbetts Hall to create a rooftop deck. The project requires review by the Staff Hearing Officer for a zoning modification. This property is currently developed within the Riviera Campus Historic District and is a Designated City Landmark: "Furse Hall, Quadrangle Buildings, Ebbetts Hall, and Grand Stair.")

**(Comments only; requires Environmental Assessment and Staff Hearing Officer review.)**

**Continued indefinitely to the Staff Hearing Officer with positive comments:**

- 1. The proposed project improves the existing condition of the building by making the building more usable and flexible.**
- 2. The insignificant increase in parapet height will have minimal visual impact and will not be noticed.**